



**23 Cherry Tree Avenue, Haslemere, GU27 1JP**  
**Freehold**

CLARKE  GAMMON  
1919



## 23 CHERRY TREE AVENUE HASLEMERE GU27 1JP

Detached House	Open plan sitting/dining room
Kitchen	Bathroom
Low maintenance gardens	Garage
Walk to local shops	Gas central heating / double glazing
Separate WC	No onward chain



**A mid 1960's 3 bedroom detached family house in a popular no through road within walking distance of shops in Weyhill and the Shottermill schools.**

### THE PROPERTY

This established detached house comes to the market with a benefit of no onward chain and will give a buyer the scope to modernise and improve the property to their own taste and budget. The property does have double glazing and gas central heating, however has been subject to long term tenancy and therefore does require upgrading and improving, redecoration and re-carpeting. The ground floor has a reception hall, sitting room which opens through to the dining room which then has doors leading out onto the rear garden. The sitting room has an open fireplace and wooden flooring with a kitchen also overlooking the rear garden. On the first floor is the bathroom which requires refitting and next to it is a separate wc. There are 2 double bedrooms and a single 3rd bedroom on the first floor.



## THE GROUNDS

Outside there is a gated entrance to the front garden, with steps and path dropping down to the lower level front garden here there is a raised shingle area and retaining brick wall. The side pathway leads to the rear garden where there is a paved terrace enclosed by a wooden fence and from here there are steps down to the rear of the property where there is a parking space for a small car and lower level garage.

## SITUATION

The property is conveniently located close to many acres of countryside, much of it National Trust owned and is within walking distance of Shottermill Infant and Junior Schools and the amenities in Weyhill, which include M&S Food, Tesco, Apple Tree pub, cafes and Haslemere Library. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses, hotel and coffee bars including Costa. Lythe Hill Hotel on the outskirts of the town has a spa and sports facilities can be found at the leisure centre, recreation ground, Woolmer Hill School and The Edge. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast.

Shottermill Schools 0.3 miles on foot  
Weyhill shops and amenities 0.5 miles on foot  
Haslemere main line station 0.8 miles on foot | 1.1 miles by car  
Haslemere High Street 1.5 miles on foot | 1.8 miles by car  
A3 access at Hindhead 2.3 miles

All distances approximate



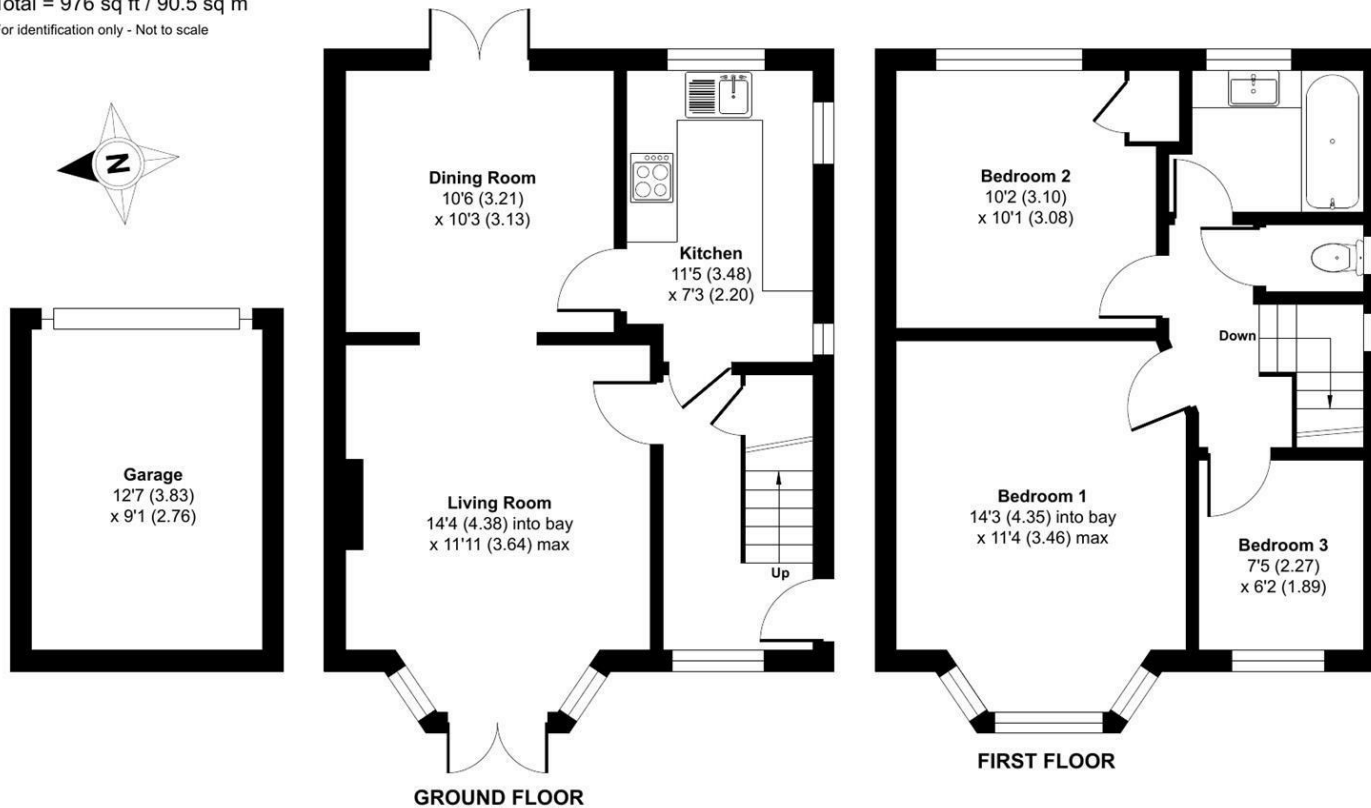
## Cherry Tree Avenue, Haslemere, GU27

Approximate Area = 862 sq ft / 80 sq m

Garage = 114 sq ft / 10.5 sq m

Total = 976 sq ft / 90.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1244423

### LOCAL AUTHORITY

Waverley

### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

19th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

### DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall on into Lower Street. Continue on passing the railway station and into Weyhill. At the traffic lights by Tesco turn right into Lion Lane and proceed straight ahead at the roundabout taking the next left into Cherry Tree Avenue and the property will be found on the left hand side.

### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

**MAYFAIR**  
OFFICE GROUP

CLARKE **C·G** GAMMON  
1919